

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: October 24, 2013

Meeting No.: 174

Project: One Light Street

Phase: Final

Location: Corner Light Street and Redwood – Downtown

PRESENTATION:

Chris Harvey, architect with Hord, Coplan Macht reviewed the previously submitted presentation and acknowledged that the planning for the Redline tunnel connection and elevator complicated the sidewalk/public area along Light Street. He reviewed the changes to the design, which included:

- Revisions to the rooftop amenity spaces;
- Infill treatment to the previously open-framed top floor mechanical level;
- Revisions to the projecting rooftop form nearest to Light Street which accommodates the rooftop lounge;
- Revisions to the alignment of building forms in the courtyard façade treatment to unify the vertical expression;
- Revisions to the treatment of the glazed corner edge which marks the building and courtyard entry area;
- The entry courtyard and its Cor-ten steel background wall
- The buildings main entry canopy,
- The garage façade treatment along the Redwood Street face.

The proposed building materials were also presented including beige colored brick, clear glass, balcony undersides and the proposed metal mesh material for the garage infill. Landscape Architect Josh Kilrain reviewed the landscape elements.

COMMENTS FROM THE PANEL:

The Panel, overall, was complimentary of the revisions made since the last presentation. Concern was voiced about the lack of final clarity of the public sidewalk area and the potential impact of the Redline elevator. More clarity is also needed regarding lighting and signing design. Other items that require additional study and resolution are as follows:

1. **Redwood Street Garage Fenestration**– The Panel felt that the panelization of the garage mesh infill panels should be more consistent with the residential windows above. The mesh material should be dense enough to completely obscure the garage movements, lights and ceiling treatment facing the hotel property across the Redwood Street.
2. **Back wall of entry courtyard** – Reconsider the alignment of the top of the Cor-ten steel wall as well as the glass strip above. Seek to introduce the hint of landscaping along the edge of that roof terrace.
3. **Entry Canopy** – Consider extending the entry canopy into the sidewalk area to compete more effectively with the Redline Elevator as the dominant gesture.

4. **Lighting and Signing** – a future presentation regarding comprehensive lighting and signing is required.

PANEL ACTION:

Recommend Final approval with above comments.

Attending:

Joe Clarke – JJ Clarke Enterprises

Monica Robertson, Nick Aello, Chris Harvey, Josh Kilrain, Sean Kefferstan – HCM

Al Barry – AB Associates

Klaus Philipsen - ArchPlan

Ryan McDonald – BBJ

Cary Euwer – Metropolitan Partnership

Messrs. Bowden* & Haresign - UDARP Panel Members

Anthony Cataldo, Tom Stosur, Christina Gaymon, Alex Hoffman – Dept. of Planning